

066.0

0001

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

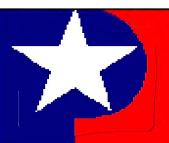
782,900 / 782,900

USE VALUE:

782,900 / 782,900

ASSESSED:

782,900 / 782,900


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26		EDGEHILL RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CHUDIGIAN CHARLES & RAMONA	
Owner 2: TRUSTEES/26 EDGEHILL RD TR	
Owner 3:	
Street 1: 26 EDGEHILL RD	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

**NARRATIVE DESCRIPTION**

This parcel contains 7,070 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1928, having primarily Vinyl Exterior and 1829 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7070		Sq. Ft.	Site		0	70.	0.89	12									442,470						442,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code							Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description				User Acct
101							7070.000	336,000	4,400	442,500	782,900					42055
																GIS Ref
																GIS Ref
																Insp Date
																11/09/18

**PREVIOUS ASSESSMENT**

Parcel ID 066.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	336,000	4400	7,070.	442,500	782,900	782,900	Year End Roll	12/18/2019
2019	101	FV	248,700	4400	7,070.	410,900	664,000	664,000	Year End Roll	1/3/2019
2018	101	FV	248,700	4400	7,070.	410,900	664,000	664,000	Year End Roll	12/20/2017
2017	101	FV	248,700	4400	7,070.	360,300	613,400	613,400	Year End Roll	1/3/2017
2016	101	FV	248,700	4400	7,070.	328,700	581,800	581,800	Year End	1/4/2016
2015	101	FV	242,500	4400	7,070.	290,800	537,700	537,700	Year End Roll	12/11/2014
2014	101	FV	242,500	4400	7,070.	275,000	521,900	521,900	Year End Roll	12/16/2013
2013	101	FV	242,500	4400	7,070.	261,700	508,600	508,600		12/13/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHUDIGIAN CHARL	29017-510		8/26/1998	Family		1	No	No	F

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2014	472	Re-Roof	6,600					
8/16/2001	614	Siding	15,000	C				SIDING/DOOR GABLE

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	BS	Barbara S
6/18/2014	External Ins	PC	PHIL C
3/19/2009	Meas/Inspect	372	PATRIOT
12/4/2001	External Ins	PM	Peter M
10/24/2000	Hearing N/C	189	PATRIOT
10/5/1999	Meas/Inspect	267	PATRIOT
7/28/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

